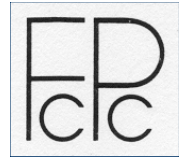




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday November 9, 2011

APPROVED: \_\_\_\_\_

PAGE 1 OF 3

### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE AND ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HTHEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)

PC-Wednesday, November 16, 2011, Meeting @ 6:00 PM

PC-Thursday, November 17, 2011, Meeting @ 6:00 PM

PC-Wednesday, November 30, 2011, Meeting @ 6:00 PM

PC-Thursday, December 1, 2011, Meeting @ 6:00 PM

Board of Appeals-Thursday, December 15, 2011, Meeting @ 7:00 PM

#### *Contact*

*Development Review at 301-600-1134 for preliminary/final plats, and site plan items*

*- or -*

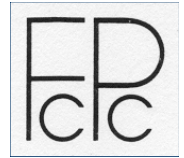
*Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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ITEM	TIME	ACTION REQUESTED
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**9:30 A.M.**

1. **MINUTES** **APPROVAL**

2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**

3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**

4. **CONSENT AGENDA** **APPROVAL**

- a) [APFO Letter of Understanding \(LOU\) for - Hyattstown Church: Johannes Property](#) - Requesting approval of a signed LOU for a site plan for the Hyattstown Church: Johannes Property, which was approved by the FCPC on April 14, 2010. Zoned: R1 in the Urbana Planning Region. Tax Map 106 / Parcel 18. File: SP09-05, AP 9449. Ron Burns, Traffic Engineer

5. **SKETCH PLAN** **DECISION**

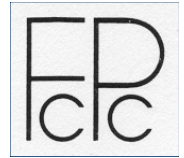
- a) [Hallein Subdivision, Section 2, Lots 201-206](#) – The applicant is requesting sketch plan approval of a 6-lot major subdivision for percolation testing only. Located on the west side of Old Middletown Rd, approx 600 feet north of Jefferson Pike. Zoned: Residential 3 (R-3), Brunswick Planning Region. Tax Map 84 / Parcel 9. File: S042-C, AP 11802, Mike Wilkins, Principal Planner

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#### 6. SITE PLAN

#### DECISION

- a) [Damascus Road Community Church](#) – The applicant is requesting site plan approval for Phase 2A and 2B consisting of a combined 53,610 sq.ft. Church gymnasium and grand sanctuary plus additional parking on 36 acres. Phase 1 of the church received FCPC approval for 22,520 square feet on April 8, 2009.  
Located on the North-side Old National Pike near Bartholows Road intersection.  
Zoned: Agricultural (AG), New Market Planning Region, Tax Map 189 / Parcels 29 & 69.  
File: SP95-40, Site AP 11986, APFO AP 11987 & FRO AP 11988, Tolson DeSa, Principal Planner
- b) [Cingular Wireless AT&T Cell Tower Harman Gap: Yarworth Tract](#) - The applicant is requesting site plan approval to construct a 150' foot tall monopole, with an 11.5' x 20' equipment shelter within a 50' x 50' fenced equipment enclosure located on an 18.75-acre tract. Located along Quirauk School Road, north of Foxville Road. Zoned: Resource Conservation (RC), Thurmont Planning Region. Tax Map 17 / Parcel 42.  
File: SP11-10, AP 12049, Tolson DeSa, Principal Planner
- c) [Woodlands Preserve at Westwinds, Section VI, Lot 601-](#) The applicant is requesting site plan re-approval for 73 townhouse lots on 26.55 acres. This site plan was previously approved on March 11, 2009. The applicant resubmitted the previously approved 73-unit condominium proposal as a fee-simple market rate unit development. Located at the terminus of Country Club Road in the Lake Linganore PUD. Zoned: Planned Unit Development (PUD); Residential Use, New Market Planning Region. Tax Map 69 / Parcel 29.  
File: SP90-12 Site AP 12117, APFO AP 12118 & FRO AP 12119, Tolson DeSa, Principal Planner